

**CODE ENFORCEMENT BOARD**  
**1<sup>st</sup> FLOOR COMMISSION CHAMBER**  
**FORT LAUDERDALE CITY HALL**  
**100 NORTH ANDREWS AVENUE**  
**JANUARY 24, 2017**  
**9:00 A.M.**

<b><u>Board Members</u></b>	<b><u>Attendance</u></b>	<b>Cumulative attendance 2/2016 through 1/2017</b>	
		<b><u>Present</u></b>	<b><u>Absent</u></b>
Patrick McGee, Chair	P	10	1
Mark Booth, Vice Chair	P	6	1
Joan Hinton	P	11	0
Lakhi Mohnani	P	11	0
Howard Nelson	P	4	0
Peter Cooper	P	6	1
Chris Evert	P	1	0

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**Alternates:**

Michael Madfis	P	8	3
Jonathan Keith	P	1	0
Robert Smith	P	10	1

**Staff Present**

Bruce Jolly, Board Attorney  
Rhonda Hasan, Assistant City Attorney  
Porshia Goldwire, Clerk, Code Enforcement Board  
Yvette Cross-Spencer, Clerk III  
Crystal Green-Griffith, Clerk III  
Yvette Ketor, Clerk III  
Tasha Williams, Administrative Aide  
AnnMarie Lopez, Clerk III  
Michael Sanguinetti, Code Enforcement Officer  
Kelvin Arnold, Building Inspector  
Alejandro DelRio, Building Inspector  
Jose Abin, Building Inspector  
Robert Masula, Building Inspector  
George Oliva, Chief Building Inspector  
Mario Carrasquel, Building Inspector  
Jamie Opperee, Prototype Inc., Recording Secretary

**Communication to the City Commission**

**Motion** made by Mr. Cooper, seconded by Ms. Hinton, to recommend the City put a notice out to condominium property managers reminding them that any condo work must be done per code and by a licensed contractor with proper permits. In a voice vote, motion passed 5-0.

**Motion** made by Ms. Evert, seconded by Mr. Cooper, to ask the City Commission to address the issue of individuals walking into City Hall off the street and to suggest that the metal detector is always utilized for members of the public attending meetings in Commission Chambers. In a voice vote, motion passed 5-0.

**Respondents and Witnesses**

CE16080885: Chris Kennedy, Property Manager; Joseph Balocco, attorney; Owen Whyte, prospective buyer  
CE15011800; CE15081042; CE16090592: Courtney Crush, Attorney  
CE16060517: Rene Diaz, corporate member  
CE15111269: Junior Maynard, owner  
CE16011256: George Thomas, owner  
CE16061714: Kenneth Minerley, attorney  
CE13080252; CE15102509: George Costanza, owner's representative  
CE16091338: Judy Llewellyn, owner  
CE16071518: David Knezevic, owner  
CE16090447: Jody Stewart, representative  
CE16120003: Ricardo Garcia, owner  
CE15040769; CE15121156; CE16071710; CE16021843; CE15061198; CE16030296;  
CE15082281; CE16090940; CE15102466 : Eric Martinez, general contractor  
CE16091949: Ronen Kremen, owner  
CE16040945: Amadeu Diresda, contractor  
CE16062301: Maria Mendoza, owner  
CE15040555: Garo Gallo, tenant  
CE15120410: Harolo Lovell, contractor  
CE13091180: Braxton McClams, representative  
CE16011026: Kyle Conroy, owner  
CE15120949: Margaret Hayes, director; Linda Taylor, CEO  
CE16050853; CE16061700: Mack Young, property manager  
CE15041915: Brooke Levine, owner  
CE16031538: Tony Alexandre, owner  
CE16090624: Susan Chau, representative  
CE16062148: John Beach, representative  
CE15070786: Norm Paul, architect; Angela Lopez, property manager  
CE07101439: Janet Valdes, property manager  
CE15102473: Melissa Sullam, representative  
CE15090546: Thomas Lanigan, owner  
CE16040790; CE16030002: Nadine Matheys, property manager

CE11061307: Chris Lane, owner  
CE16070373: Andriana Contreras, general contractor  
CE16040814: Amadeu Silva, contractor  
CE16120100: Carlos Madiz, owner  
CE16110323: Ruth Eagan, owner  
CE16110320: Lynn Levine; Kristy Miller, Robert Balkin, neighbors; Robert Sangermano, owner; Jeffrey Green, attorney  
CE16100031: Richard Alalouf, owner; Lynne Levine, Robert Balkin; Kristy Miller, neighbors  
CE16110323; CE16091338: Lynne Levine, Robert Balkin; Kristy Miller, neighbors  
CE16090595: Jonathan Bloom, Attorney  
CE16062114: Gerard Williams, owner  
CE16070941: Delio Contreras, owner  
CE16080490: John Winningham, architect; Yaqueline Marquez, owner  
CE15110968: Eric Salpeth, attorney  
CE16071899; CE16070135: Lee Cohn, representative  
CE15121310: Elie Harris, representative; Hector Hocsman, architect  
CE15120488: Gregory Alan, attorney

The meeting was called to order at 9:00 a.m.

**Individuals wishing to speak on any of the cases on today's agenda were sworn in.**

**Case: CE16011256**

1255 SW 15 AV  
THOMAS, GEORGE M

Certified mail addressed to the owner was accepted on 12/19/16.

Jose Abin, Building Inspector, testified to the following violations:  
9-259

THE DWELLING DOES NOT MEET THE MINIMUM HOUSING  
STANDARDS FOR THE CITY OF FORT LAUDERDALE.

1. THE WALLS ARE UNCOVERED.
2. ELECTRICAL AND PLUMBING HAS BEEN REMOVED AND ARE  
INOPERABLE.
3. ELECTRICAL HAS BEEN REMOVED WITHOUT PERMITS  
AND MAY POSE ELECTRICAL HAZARDS.
4. THE ROOF IS SAGGING AND LEAKING AND MAY POTENTIALLY  
COLLAPSE CAUSING BODILY INJURY TO ITS OCCUPANTS.

FBC(2014) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION

WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. INTERIOR REMODELING WORK. WALLS HAVE BEEN UNCOVERED IN THE LIVING ROOM KITCHEN AREAS. IT HAS NOT BEEN REBUILT AS OF THIS DATE.
2. PARTS OF THE ROOF STRUCTURE HAVE BEEN REBUILT WITHOUT SUBMITTING THE REQUIRED DOCUMENTS FROM A DESIGN PROFESSIONAL.

FBC(2014) 105.3.1.4.10

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. RE-ROOFING WORK HAS COMMENCED AND PARTS OF THE ROOF HAS BEEN DRIED IN.

FBC(2014) 105.3.1.4.15

ALTERATIONS, REPLACEMENT OR REPAIR OF EXTERIOR OPENINGS TO THE BUILDING ENVELOPE WILL REQUIRE PERMITS. THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. WINDOWS AND DOORS HAVE BEEN REPLACED WITHOUT SUBMITTING THE REQUIRED PRODUCT APPROVALS TO MEET HIGH VELOCITY HURRICANE ZONE STANDARDS FOR OPENING PROTECTION.

FBC(2014) 105.3.1.4.3

THIS BUILDING HAS BEEN ALTERED AND DEMOLITION WORK HAS BEEN PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. COMPLETE INTERIOR DEMOLITION HAS BEEN PERFORMED PRIOR TO OBTAINING THE REQUIRED PERMITS.
  - A. ELECTRICAL COMPONENTS HAVE BEEN REMOVED.
  - B. WALL AND WALL COVERING HAS BEEN REMOVED.
  - C. PLUMBING COMPONENTS HAVE BEEN REMOVED.
  - D. MECHANICAL COMPONENTS HAVE BEEN REMOVED.
  - E. ROOF STRUCTURES HAVE BEEN REMOVED.

FBC(2014) 105.3.1.5

WHERE APPLICABLE PERMIT REQUIREMENTS MUST HAVE SUPPORTING DOCUMENTATION FROM A QUALIFIED DESIGN PROFESSIONAL.

SUBMIT 2 SETS OF DRAWINGS/PLANS FROM A QUALIFIED

LICENSED DESIGN PROFESSIONAL ADDRESSING ALL THE SCOPES OF WORK FOR ALL STRUCTURAL MODIFICATIONS AND ALTERATIONS TO THE BUILDING STRUCTURE AND BUILDING SYSTEMS, EXTERIOR AND INTERIOR. MODIFICATIONS MADE PRIOR TO OBTAINING THE REQUIRED PERMITS MAY BE REQUIRED TO BE UNCOVERED FOR INSPECTIONS AND/OR CERTIFIED BY A LICENSED DESIGN PROFESSIONAL SOLELY AT THE DISCRETION OF THE BUILDING OFFICIAL. THIS INCLUDES BUT IT IS NOT LIMITED TO, ALL WALL STRUCTURES, ROOF STRUCTURES, ELECTRICAL SYSTEM, PLUMBING SYSTEM AND MECHANICAL SYSTEMS.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING PROCESS.

FBC(2014) 115.1

A STOP WORK WAS ISSUED.  
STOP WORK ORDER ISSUED SINCE WORK IS ONGOING WITHOUT THE REQUIRED PERMITS. VIOLATION OF STOP WORK ORDER IS SUBJECT TO THE MAXIMUM PENALTIES AS OUTLINED UNDER THIS SECTION OF THE FLORIDA BUILDING CODE.

FBC(2014) 116.2.1.3.1

THIS BUILDING IN ITS PRESENT CONDITION DOES NOT MEET THE CRITERIA OF THE FLORIDA BUILDING CODE FOR MINIMUM MAINTENANCE STANDARD AND THE FORT LAUDERDALE MINIMUM HOUSING CODE AND IT MUST BE REPAIRED BY THE OWNERS OR DEMOLISHED:  
WORK COMMENCED AND/OR COMPLETED PRIOR TO OBTAINING THE REQUIRED PERMITS IS DEEMED AS UNSAFE AND SUBJECT TO HAVE THE STRUCTURE BOARDED UP AND/OR DEMOLISHED UNDER THIS SECTION OF THE FLORIDA BUILDING CODE.

Mr. Booth declared he had a conflict and recused himself from this case.

Inspector Abin presented the case file and photos of the property into the record and said the Owner, George Thomas, had denied him entry into the building but allowed Inspector Abin to walk the perimeter of the property, from which he took the photos.

Inspector Abin continued that Mr. Thomas had pulled permits in 2016 as an owner/builder, but he had told Inspector Abin that he did not live at the house and it was not homesteaded and that those permits had been revoked.

Mr. Thomas had requested a meeting with Chief Building Inspector Oliva, an Assistant City Attorney and the Chief Building Official on November 21, 2016 but Mr. Thomas had not attended. He had attended a meeting with his attorney on November 30, 2016. During this meeting, Mr. Thomas had agreed to hire a contractor to complete the work.

Mr. Thomas objected to the presentation of the photographs, stating they were the result of an illegal search and seizure and there was a case pending before the District Court regarding this. Mr. Jolly noted Mr. Thomas's objection.

Inspector Abin indicated that a Stop Work Order had been posted on the property but work had continued.

Inspector Abin recommended ordering the owner to hire a licensed contractor to pull permits for the repair of the building within 63 days or a fine of \$50 per day, per violation.

Mr. Nelson reviewed the photographs with Inspector Abin, who indicated which photos he had taken and where he was positioned when each of his photos was taken [outside the building]. Inspector Abin said the owner had never asked him to stop taking photos or to leave the property. He added that some photos had been taken by a former Code Enforcement Officer.

Mr. Thomas moved to strike Inspector Abin's testimony because he said he had "not taken a proper oath for this office....he is sworn as a resident; he's not sworn as a citizen." Mr. Thomas said there was an oath of office Inspector Abin must take as a Code Enforcement Inspector that was mandated by State Statute. Mr. Thomas submitted an Attorney General's opinion he said confirmed his statement.

Mr. Jolly advised the Board to note Mr. Thomas's objection and overrule it in order to proceed. Chair McGee overruled the objection and noted it.

Mr. Nelson pointed out that the oath to which Mr. Thomas referred applied to elected officials. Mr. Thomas insisted the statute indicated later on that it applied to all officers and employees of the City of Fort Lauderdale.

Mr. Thomas objected to all the violations, stating they had not been initiated by a qualified Inspector of the City of Fort Lauderdale.

Chair McGee overruled and noted Mr. Thomas's objection.

Mr. Thomas objected to all photos not taken by Inspector Abin. He then objected to all photos taken by Inspector Abin as a violation of Mr. Thomas's fourth and fourteenth amendment rights. He moved to strike Inspector Abin's testimony.

Chair McGee overruled and noted Mr. Thomas's objection.

Ms. Hasan stated regarding the photos that Inspector Abin had presented but not taken himself, hearsay was admissible in a quasi-judicial hearing and public records were self-authenticating.

Mr. Thomas objected to the fact that the violations had been cited under the 2014 Florida Building Code because the permit for all of the work except for the roof had been pulled prior to the 2014 code.

Mr. Nelson referred to photos of interior framing work that appeared to be in progress in a 2016 photo and asked if this was part of the 1994 kitchen remodeling permit. Mr. Thomas said other than the roof, the work was done "during the period of time at which that permit was valid."

Mr. Nelson questioned how the kitchen remodeling permit had been closed with no sheetrock installed on the walls. Mr. Thomas presented the inspection record for the 1994 permit. Mr. Nelson reviewed the inspection record and concluded that it listed a foundation inspection and a truss inspection but no final inspection to close out the permit.

Mr. Thomas stated he had applied for a roofing permit and it had passed final inspection. He presented the roofing permit and photos of the repaired roof to the Board. Mr. Thomas objected again and reiterated that this case was before the Circuit District Court where he had applied for but not yet received an injunction. Mr. Jolly replied that until the Court issued an order, the Board could proceed.

Mr. Nelson asked if the February 2016 roofing permit had been closed properly. Inspector Abin said the permit had been closed but then revoked by the Building Official because Mr. Thomas had pulled it as an owner/builder but he did not reside at the property. Mr. Thomas said in November 2016, he had received a Final Notice of Violations that the permitted work had not been done. He had requested a meeting with Chief Building Inspector Oliva and never received notice of the first meeting to which Inspector Abin referred.

Chair McGee asked Mr. Thomas to defend himself against the violations. Mr. Thomas said he had attended a hearing on May 30 and the City had indicated he did not qualify for the owner/builder permit. Mr. Thomas said the ordinance stated the owner must "use" the property or reside at the property. He said he had used the property for the past 10 years. At that hearing, the Assistant City Attorney had indicated he must be

domiciled at the property and have a Homestead Exemption to apply for an owner/builder permit.

Mr. Nelson was unsure the Board could make any determination as to whether the City acted properly in revoking the owner/builder roof permit and asked Mr. Thomas to address the violations that were not related to the roof. Mr. Thomas said as soon as he was cited by the Code Enforcement Officer, Mark Campbell, he had applied for permits to resolve all of those violations.

Ms. Hasan clarified that the issue was whether or not the work required permits and whether Mr. Thomas had pulled them. Mr. Thomas had applied for the permits last year but had never finished the process to pull them. She added that it was the Chief Building Official's prerogative to revoke a permit. She noted that the owner/builder permit required a sworn affidavit indicating that the owner resided at the property.

Mr. Thomas said he had open applications for the permits. The plans had been revised and re-submitted to the City but he had never received an answer regarding approval.

Ms. Hasan said at the November 30, 2016 meeting they had reached an agreement with Mr. Thomas to pull the necessary permits to comply but he had done nothing else since then.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to find for the City that the violations existed as alleged based solely on the photos taken by Inspector Abin on his sole visit to the property and to order the property owner to come into compliance within 63 days, by 3/28/17, or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-1 with Mr. Booth abstaining and Mr. Mohnani opposed.

**Case: CE13091180**

833 NW 19 AV

BROWN, J M & SILLIE MAE EST

This case was first heard on 11/26/13 to comply by 3/25/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the plumbing permit application had been submitted but there had been no applications for the windows, electrical or mechanical.

Braxton McClams, representative, stated they were actively working to comply the violations. He said he had hired a plumbing contractor to submit that permit application.



**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 3/28/17, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE16011026**

1009 NE 17 CT  
CONROY, KYLE

This case was first heard on 2/23/16 to comply by 3/22/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit and all sub-permits had been ready for pickup since December 19, 2016.

Kyle Conroy, owner, said he was locating a general contractor and was also identifying funds. He requested an extension and said he was taking the general contractor's licensing exam on February 22 and if he had not found a contractor by then, he would pull the permit himself.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 3/28/17, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE16110320**

2841 N OCEAN BLVD # 1102  
SANGERMANO, ROBERT J

Certified mail addressed to the owner was accepted on 12/15/16.

Robert Masula, Building Inspector, testified to the following violations:  
FBC(2014) 105.1

THIS PROPERTY/CONDO UNIT HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. INTERIOR ALTERATIONS MADE SUCH AS KITCHEN AND BATHROOM REMODELING INCLUDING ELECTRICAL AND PLUMBING WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2014) 107.1.1

BECAUSE OF THE COMPLEXITY OF THE UNPERMITTED WORK BEING DONE, SEVERITY, LIFE SAFETY ISSUES AND POTENTIAL LIABILITY TO THE SURROUNDING PROPERTIES AND COMMUNITY PROFESSIONAL DRAWINGS PREPARED BY AN ARCHITECT OR ENGINEER WILL BE REQUIRED TO ADDRESS EACH VIOLATION AND THE PROPER METHOD TO WHICH THE VIOLATIONS ARE TO BE CORRECTED.

FBC(2014) 110.6

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

Inspector Masula said the case was begun pursuant to a complaint. He presented photos of the property and the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

Robert Sangermano, owner, said he had had a bad tenant who had trashed the condo and been evicted two years ago. He said he had done the work himself but admitted he should not have. Mr. Sangermano stated he had already hired a general contractor and agreed to meet with Inspector Masula at the property. Inspector Masula suggested allowing 35 days for him to reinspect the property.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 3/28/17, or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

**Case: CE16110323**

2841 N OCEAN BLVD # 1007  
MILLER, GUILLERMO & RUTH

Certified mail addressed to the owner was accepted on 12/15/16.

Robert Masula, Building Inspector, testified to the following violations:  
FBC(2014) 105.1

THIS PROPERTY/CONDO UNIT HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. INTERIOR ALTERATIONS MADE SUCH AS KITCHEN AND BATHROOM REMODELING INCLUDING ELECTRICAL AND PLUMBING WITHOUT THE REQUIRED PERMITS AND OR INSPECTIONS.

FBC(2014) 107.1.1

BECAUSE OF THE COMPLEXITY OF THE UNPERMITTED WORK BEING DONE, SEVERITY, LIFE SAFETY ISSUES AND POTENTIAL LIABILITY TO THE SURROUNDING PROPERTIES AND COMMUNITY PROFESSIONAL DRAWINGS PREPARED BY AN ARCHITECT OR ENGINEER WILL BE REQUIRED TO ADDRESS EACH VIOLATION AND THE PROPER METHOD TO WHICH THE VIOLATIONS ARE TO BE CORRECTED.

FBC(2014) 110.6

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

Inspector Masula stated the case was begun pursuant to a complaint. He presented photos of the property and the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

Ruth Miller, owner, confirmed the property was for sale. She said the kitchen and bathroom work had been done years ago but had not included structural work. She discussed the internal problems at her condo association and said one group wanted to "take over" the building and this had started a war. Ms. Miller said they had already hired a contractor who was working on the permit. She submitted a letter describing what was going on in her building. Guillermo Miler, owner, said he had done the work himself.

Lynn Levine, neighbor, read a statement that she said applied to all of the units that had been cited. She said the condominium president and manager had condoned unpermitted, unlicensed work, included major renovations, including plumbing, electrical and structural work. Ms. Levine said only the owner of unit 907 was cooperating; other owners were refusing access to their units for inspection. She stressed that the cited unit owners were endangering the health and safety of all owners by not obtaining permits and hiring licensed contractor. Ms. Levine stated owners who tried to follow the proper methods for renovations and repairs were suffering backlash from the board president, building managers, maintenance manager and other building personnel for not availing themselves of the illegal services offered by them. She submitted her letter into the record.

Jeffrey Green, the condo association's attorney, objected to Ms. Levine's statement because it lacked facts to substantiate the potential criminal behavior she described. Mr. Greene said on December 21, 2016 there had been a meeting with the president, manager, 20 unit owners, the City Manager and Code Enforcement representatives to discuss what had been going on at the building.

**Motion** made by Mr. Nelson, seconded by Mr. Mohnani, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 3/28/17, or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

**Case: CE16100031**

2841 N OCEAN BLVD # 702  
ALALOUF, RICHARD H

Service was via posting at the property on 1/6/17 and at City Hall on 1/12/17.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to move Ms. Levine and Mr. Green's testimony from the previous case into the record for this case. In a voice vote, motion passed 7-0.

Robert Masula, Building Inspector, testified to the following violations:  
FBC(2014) 105.1

THIS PROPERTY/CONDO UNIT HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. INTERIOR ALTERATIONS MADE SUCH AS KITCHEN AND BATHROOM REMODELING INCLUDING ELECTRICAL AND PLUMBING WITHOUT THE REQUIRED PERMITS AND OR INSPECTIONS.

FBC(2014) 107.1.1

BECAUSE OF THE COMPLEXITY OF THE UNPERMITTED WORK BEING DONE, SEVERITY, LIFE SAFETY ISSUES AND POTENTIAL LIABILITY TO THE SURROUNDING PROPERTIES AND COMMUNITY PROFESSIONAL DRAWINGS PREPARED BY AN ARCHITECT OR ENGINEER WILL BE REQUIRED TO ADDRESS EACH VIOLATION AND THE PROPER METHOD TO WHICH THE VIOLATIONS ARE TO BE CORRECTED.

FBC(2014) 110.6

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

Inspector Masula said the case was begun pursuant to a complaint. He presented photos of the property and the case file into evidence.

Robert Balkin, neighbor, reviewed the photos and testified that the kitchen had been changed since the previous owner lived there.

Kristy Miller, neighbor, said while campaigning for board membership last year, she had seen the kitchen in this unit "broke out."

Inspector Masula recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

Richard Alalouf, owner, admitted he had done the work and agreed to work with the City to resolve the violations.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 3/28/17, or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

**Case: CE11061307**

2021 NE 59 ST

LANE, CHRISTOPHER E & WENDY B

This case was first heard on 6/23/15 to comply by 8/25/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Chief Building Inspector, reported only final inspections were needed.

Chris Lane, owner, thanked the Board.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 182-day extension to 7/25/17, during which time no fines would accrue. In a voice vote, motion passed 7-0.

The Board took a brief break.

Mr. Mohnani left the meeting at 10:50 and Mr. Keith took his pace on the dais.

**Case: CE16080885**

86 ISLE OF VENICE # 3

86 ISLE OF VENICE INC TR 86 ISLE

This case was first heard on 10/25/16 to comply by 1/24/17. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported there had been no permit activity to address the violations.

Joe Balocco, attorney for the owner, said the property was under contract and should close on January 30. He said the buyer had plans from an architect and permit applications ready to submit after the closing. Mr. Balocco requested a 63-day extension.

Owen Whyte, prospective buyer, agreed no units would be occupied until the violations were complied.

**Motion** made by Mr. Nelson, seconded by Mr. Cooper, to grant a 63-day extension to 3/28/17, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE16071899**

4040 GALT OCEAN DR  
OCEAN MANOR CONDO ASSOC

This case was first heard on 9/27/16 to comply by 11/22/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the permit had been ready for pickup since December 19, 2016. He recommended a 35-day extension.

**Motion** made by Mr. Nelson, seconded by Mr. Cooper, to grant a 35-day extension to 2/28/17, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE16070135**

4040 GALT OCEAN DR # 1105  
TALERICO, FRANK

This case was first heard on 8/23/16 to comply by 10/25/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the permits were pending inspection and recommended a 63-day extension. He reported the permits would expire in February.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 3/28/17, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE16120100**

2678 MARATHON LN  
ACTION GLOBAL INVESTMENTS LLC

Certified mail addressed to the owner was accepted on 12/21/16.

Robert Masula, Building Inspector, testified to the following violations:  
FBC(2014) 105.1

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT  
IS NOT LIMITED TO:

1. DEMOLITION AND REMODELING THAT INCLUDES  
STRUCTURAL, ELECTRICAL, MECHANICAL AND PLUMBING

**WORK PERFORMED WITHOUT THE REQUIRED PERMITS AND/OR  
INSPECTIONS.**

FBC(2014) 110.6

**THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL  
REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND  
PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE  
AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY  
CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE  
IS FULLY COMPLIED AND CLOSED.**

Inspector Masula presented photos of the property and the case file into evidence and said a Stop Work order had been posted on the property on November 30. He recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

Carlos Madiz, owner said an architect was working on plans to submit for a permit which should be ready that week.

**Motion** made by Mr. Nelson, seconded by Mr. Cooper, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 3/28/17, or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

**Case: CE15090546**

1829 SW 11 ST  
LANIGAN, THOMAS P

This case was first heard on 3/22/16 to comply by 6/28/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the bathroom remodeling permits had been issued and but garage door and electrical outlet permits were still needed.

Thomas Lanigan, owner, said there was an issue with the electrical work; the contractor needed clarity about what must be done. He said they were trying to differentiate between work that had already been permitted and work that had not been permitted. He requested 63 days.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 3/28/17, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE16062114**

3316 NE 18 ST  
WILLIAMS, GERARD S & JULIE C

Service was via posting at the property on 12/1/16 and at City Hall on 1/12/17.

Jose Abin, Building Inspector, testified to the following violations:  
FBC(2014) 105.3.1.4.3

THE FOLLOWING DESCRIBED WORK REQUIRES A DEMOLITION  
PERMIT AND INSPECTIONS:

1. INTERIOR DEMOLITION INCLUDING BUILDING,  
MECHANICAL, ELECTRICAL AND PLUMBING.

FBC(2014) 110.2

BUILDING OFFICIAL AND/OR REPRESENTATIVE MAY  
REQUIRE SITE INSPECTIONS PRIOR TO THE APPROVAL AND  
ISSUANCE OF ALL AND ANY PERMITS AND/OR  
DETERMINATION OF COMPLIANCE WITH THE FLORIDA  
BUILDING CODE.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING PROCESS.

Inspector Abin presented photos of the property and the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Gerard Williams, owner, said they were in litigation with the insurance company over the work and they were set for trial in April. Mr. Williams said they had been in contact with Inspector Abin.

**Motion** made by Mr. Nelson, seconded by Mr. Cooper, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 3/28/17, or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

**Case: CE15081042**

441 S FTL BEACH BLVD  
SOPHIA ENTERPRISES INC.

This case was first heard on 10/27/15 to comply by 1/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance.



Robert Masula, Building Inspector, reported the master permit and all sub-permits were active and recommended a 91-day extension.

Courtney Crush, attorney, requested an extension.

**Motion** made by Mr. Nelson, seconded by Mr. Cooper, to grant a 91-day extension to 4/25/17, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE15011800**  
229 S FTL BEACH BLVD  
EL-AD FL BEACH CR LLC

This case was first heard on 7/28/15 to comply by 10/27/15. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$3,720 fine, which would continue to accrue until the property was in compliance.

Courtney Crush, attorney for the tenant, said the tenant had a new lease and would move the awning poles back out of the FDOT right-of-way. She estimated it would take 30 days to obtain permission from FDOT and hoped the work would be complete in 91 days.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 91-day extension to 4/25/17, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE16090592**  
600 BREAKERS AVE  
SUNSCAPE GROUP LLC

Certified mail addressed to the registered agent was accepted on 12/15/16.

Mario Carrasquel, Building Inspector, testified to the following violations:  
FBC(2014) 105.1

- THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:
1. NEW PERGOLA INSTALLED BETWEEN THE TWO BUILDINGS.
  2. NEW DECORATIVE WOODEN WALL INSTALLED IN FRONT ELEVATION OF BUILDING.
  3. INTERIOR DEMOLITIONS AND RENOVATIONS.

FBC(2014) 105.3.1.4.1

THE ERECTION OR CONSTRUCTION OF ANY BUILDING OR STRUCTURE, THE ADDING TO, ENLARGING, REPAIRING,

IMPROVING, ALTERING, COVERING OR EXTENDING OF ANY  
BUILDING OR STRUCTURE.

1. ONGOING INTERIOR RENOVATION.

FBC(2014) 105.3.1.4.19

THE INSTALLATION, ALTERATION OR REPAIR OF ANY  
SCREEN ENCLOSURE.

1. NEW DECORATIVE WOOD WALL IN FRONT ELEVATION OF  
BUILDING.

FBC(2014) 105.3.1.4.8

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND  
CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT  
OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN  
THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. WOOD PERGOLA INSTALLED BETWEEN THE TWO  
BUILDINGS

Inspector Carrasquel presented photos of the property and the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Courtney Crush, attorney, said the owner was undergoing a site plan amendment to combining the two buildings to convert them into one hotel. Mr. Nelson asked if the building would be unoccupied until the violations were complied. Ms. Crush said events were occasionally held in the public, ground-level areas but the residential space had never been occupied. She anticipated the site plan amendment would be approved on Thursday.

**Motion** made by Mr. Nelson, seconded by Mr. Cooper, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 3/28/17, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

**Case: CE16090595**

3134 NE 9 ST

CHIEFTAIN HOLDINGS LP

This case was first heard on 11/22/16 to comply by 1/24/17. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported there had been no permit activity but the owner was considering demolishing the building.

Jonathan Bloom, attorney, confirmed the owner would demolish the building. He requested 63 days.

Mr. Nelson wanted to see if a permit application was filed within 35 days.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 35-day extension to 2/28/17, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE16091338**

2841 N OCEAN BLVD # 907  
LLEWELLYN, JUDY C

This case was first heard on 10/25/16 to comply by 11/22/16. Violations were as noted in the agenda. The property was not in compliance. The City was requesting the Board amend the 10/25/16 order comply-by date from 11/22/16 to 1/24/17.

Robert Masula, Building Inspector, reported the master permit and all sub-permits were active and recommended a 182-day extension.

**Motion** made by Mr. Nelson, seconded by Mr. Booth, to grant a 182-day extension to 7/25/17, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Motion** made by Mr. Nelson, seconded by Mr. Booth, to amend the 10/25/16 order comply-by date from 11/22/16 to 1/24/17, removing the accrued fines. In a voice vote, motion passed 7-0.

**Case: CE16050853**

1301 NW 18 CT  
2771 LLC

This case was first heard on 10/25/16 to comply by 1/24/17. Violations were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported there had been no progress.

Mack Young, property manager, said they were not aware that the roof had been repaired without a permit when they purchased the property and were looking for a roofing contractor to pull a permit. He requested 30 days.

**Motion** made by Mr. Nelson, seconded by Mr. Booth, to grant a 63-day extension to 3/28/17, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE16061700**

1553 NW 15 AVE  
2771 LLC

This case was first heard on 10/25/16 to comply by 1/24/17. Violations were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported there had been no permit activity and did not recommend an extension.

Mack Young, property manager, was present.

**Motion** made by Mr. Nelson, seconded by Mr. Booth, to grant a 63-day extension to 3/28/17, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE16120003**

350 E DAYTON CIR  
GARCIA, RICARDO

Certified mail addressed to the owner was accepted on 12/18/16.

Robert Masula, Building Inspector, testified to the following violations:  
FBC(2014) 105.1

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. THE ILLEGAL SUBDIVISION OF THE HOUSE AND CREATING THREE SEPARATE STUDIO LIVING UNITS WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.
2. THERE IS ALSO A FENCE ACROSS THE FRONT OF THE PROPERTY INSTALLED WITHOUT THE REQUIRED PERMITS.

FBC(2014) 105.3.1.4.4

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. PLUMBING ALTERATIONS MADE WITHOUT THE REQUIRED PLUMBING PERMIT AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.5

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. ELECTRICAL ALTERATIONS MADE WITHOUT THE REQUIRED ELECTRICAL PERMIT AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.11

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. MECHANICAL ALTERATIONS MADE WITHOUT THE  
REQUIRED MECHANICAL PERMIT AND/OR INSPECTIONS.

FBC(2014) 107.1.1

BECAUSE OF THE COMPLEXITY OF THE UNPERMITTED WORK  
BEING DONE, SEVERITY, LIFE SAFETY ISSUES AND  
POTENTIAL LIABILITY TO THE SURROUNDING PROPERTIES  
AND COMMUNITY PROFESSIONAL DRAWINGS PREPARED BY AN  
ARCHITECT OR ENGINEER WILL BE REQUIRED TO ADDRESS  
EACH VIOLATION AND THE PROPER METHOD TO WHICH THE  
VIOLATIONS ARE TO BE CORRECTED.

FBC(2014) 110.6

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL  
REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND  
PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE  
AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY  
CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE  
IS FULLY COMPLIED AND CLOSED.

Inspector Masula presented photos of the property and the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Ricardo Garcia, owner, said he was taking care of the issues and confirmed he lived in the property. Mr. Nelson stressed the importance of having the electrical work permitted, since the property was occupied. Inspector Masula said the design professional needed to ensure that the electrical panel was included in the plans.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 3/28/17, or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-1 with Chair McGee opposed.

**Case: CE15040769**

409 N VICTORIA PARK RD  
STEWART, SCOTT HABAYEB, ZIAD

This case was first heard on 3/22/16 to comply by 5/24/16. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$3,100 fine, which would continue to accrue until the property was in compliance.

Alejandro DelRio, Building Inspector, reported there had been no progress and said he believed the permit had been voided.

Eric Martinez, general contractor, said the owner/builder permit was void and the owner had hired Mr. Martinez approximately four weeks ago. He stated he already had the plans and a permit application and would submit them immediately.

**Motion** made by Mr. Nelson, seconded by Mr. Cooper, to grant a 63-day extension to 3/28/17, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE14031507**

416 SW 11 CT  
REYNOLDS, STUART L

This case was first heard on 1/27/15 to comply by 3/24/15. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$9,300 fine, which would continue to accrue until the property was in compliance.

Jose Abin, Building Inspector, reported there had been no progress and recommended imposition of the fines.

Eric Martinez, general contractor, stated he had plans and permit applications that would be submitted immediately.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 3/28/17, during which time no fines would accrue. In a voice vote, motion passed 6-1 with Mr. Booth opposed.

**Case: CE15082281**

2400 E OAKLAND PARK BLVD  
SP4 INVESTMENTS LLC

This case was first heard on 1/26/16 to comply by 3/22/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit and all sub-permits were active and recommended a 182-day extension.

Eric Martinez, general contractor, agreed.

**Motion** made by Mr. Nelson, seconded by Mr. Booth, to grant a 182-day extension to 7/25/17, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE15061198**

1616 SE 2 CT  
FINN, ZACHARY

This case was first heard on 10/27/15 to comply by 1/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Mr. Booth recused himself from this case, citing a conflict.

Alejandro DelRio, Building Inspector, reported the permit had failed final inspection and the contractor had removed his name from the application. Inspector DelRio had informed the owner he needed a new contractor to call for final inspections. He recommended a 91-day extension.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 91-day extension to 4/25/17, during which time no fines would accrue. In a voice vote, motion passed 6-0 with Mr. Booth abstaining.

**Case: CE16071710**

1378 SW 26 AV  
COOPER, IVONNE

This case was first heard on 11/22/16 to comply by 1/24/17. Violations were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the master permit application had been submitted on December 1, 2016 and was still in plan review. He recommended a 63-day extension.

**Motion** made by Mr. Nelson, seconded by Mr. Cooper, to grant a 63-day extension to 3/28/17, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE16021843**

1420 NE 15 AV  
BORRAS, ALEXANDRA L

This case was first heard on 6/28/16 to comply by 8/23/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the plans had been picked up for corrections on October 24, 2016 but never returned. He recommended a 35-day extension.

Eric Martinez, general contractor, was present.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 35-day extension to 2/28/17, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE16030296**

2370 NW 26 ST  
BENJAMIN, ERNST  
BENJAMIN, ROSE MARIE

This case was first heard on 9/27/16 to comply by 1/24/17. Violations were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported there had been no progress and he did not recommend another extension.

Eric Martinez, general contractor, requested 63 days because an engineering inspection revealed the entire roof must be removed and replaced. He confirmed no one was living at the property.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 91-day extension to 4/25/17, during which time no fines would accrue. In a voice vote, motion passed 6-1 with Chair McGee opposed.

**Case: CE15121156**

1115 NE 6 AV  
JONES, GLORIA M

This case was first heard on 4/26/16 to comply by 8/23/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, recommended a 91-day extension.

**Motion** made by Mr. Nelson, seconded by Mr. Cooper, to grant a 91-day extension to 4/25/17, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE15102466**

2871 NW 18 CT  
PETUDO LLC  
ARRITITI TR

This case was first heard on 7/26/16 to comply by 9/27/16. Violations and extensions were as noted in the agenda. The property was not in compliance.



Jose Abin, Building Inspector, reported the roof permit had been closed and all other permits had been issued. He recommended a 182-day extension.

**Motion** made by Mr. Nelson, seconded by Mr. Cooper, to grant a 182-day extension to 7/25/17, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE16090940**

2416 NE 26 TER  
STOOSHINOFF, DOUGLAS  
SALA, EMMANUELLE

Certified mail addressed to the owner was accepted on 12/15/16.

Mario Carrasquel, Building Inspector, testified to the following violations:  
FBC(2014) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND  
CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT  
OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN  
THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. NEW WOOD FENCE INSTALLED.
2. NEW PAVERS BRICKS INSTALLED CONNECTING  
DRIVEWAY AND FENCE GATE.

FBC(2014) 105.3.1.4.18

THE INSTALLATION, ALTERATION OR REPAIR OF ANY  
FENCE:

1. NEW WOOD FENCE INSTALLED.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING PROCESS.

Inspector Carrasquel presented photos of the property and the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation. He informed Mr. Nelson that the permits were ready and awaiting pickup and inspections.

Eric Martinez, general contractor, stated he already had the permits.

**Motion** made by Mr. Nelson, seconded by Mr. Cooper, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 3/28/17, or a fine of \$10 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

**Case: CE15111269**

1117 NW 4 AVE  
MAYNARD, JUNIOR

This case was first heard on 10/25/16 to comply by 1/24/17. Violations were as noted in the agenda. The property was not in compliance.

Mario Carrasquel, Building Inspector, reported the permit fees needed to be paid. He recommended a 63-day extension.

Junior Maynard, owner, said he had picked up the fence permit but he needed to pay for and pick up the other permit.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 35-day extension to 2/28/17, during which time no fines would accrue. In a voice vote, motion passed 7-0.

The Board took a break.

**Case: CE15102473**

1811 NW 27 TER  
HIRSCH CONSULTING LLC

Certified mail addressed to the owner was accepted on 12/17/16.

Mario Carrasquel, Building Inspector, testified to the following violations:  
FBC(2014) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS.

1. HURRICANE SHUTTERS AND WINDOWS WERE REMOVED AND NEW IMPACT WINDOWS WERE INSTALLED IN THE OPENINGS.
2. THE ENCLOSED CARPORT FOR STORAGE IS BEEN USED AS LIVING SPACE W/O A CHANGE OF USE (CO)
3. THE DRIVEWAY WAS DONE WITH A VOIDED PERMIT AND

FBC(2014) 105.3.1.4.11

THE MECHANICAL SYSTEM OF THE FACILITY HAS BEEN CHANGED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

1. THE CENTRAL A/C WAS REPLACED WITHOUT PERMIT.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Carrasquel presented photos of the property and the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Melissa Sullam, representative, said the current owner purchased the property with the work already done. She stated the property had been through two title/lien searches, with no result that there had been violations or liens against the property. The owner had hired an engineer/general contractor to create plans and pull permits for the work that had been done. She requested 60 days and said the property was occupied by a tenant.

**Motion** made by Mr. Nelson, seconded by Mr. Booth, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 3/28/17, or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

**Case: CE13080252**

2500 E COMMERCIAL BLVD  
ALTO PROPERTY MANAGEMENT LLC

This case was first heard on 1/26/16 to comply by 2/23/16. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$46,500 fine, which would continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, reported the master, plumbing and electrical permit applications had passed plan review and were waiting to be issued. He said the business owner was trying to get his contractor to pick up the permits. Inspector Masula requested the comply-by date on the existing order be amended to remove the fines.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 35-day extension to 2/28/17, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE16080490**

3761 SW 1 ST  
MARQUEZ, YAQUELINE

Certified mail addressed to the owner was accepted on 12/15/16.

Mario Carrasquel, Building Inspector, testified to the following violations:  
FBC(2014) 101.4.4.1.1

1. THE FRONT YARD HAS BEEN COMPLETELY PAVED OVER  
RAIN WATER NOW FLOWING INTO THE STREET.

FBC(2014) 105.1

THIS PROPERTY HAS BEEN ALTERED IN THE FOLLOWING MANNER:

1. THE CARPORT HAS BEEN ENCLOSED CREATING ADDITIONAL LIVING SPACE.
2. AN ALUMINUM ROOF HAS BEEN INSTALLED ON THE WEST SIDE OF THIS PROPERTY.
3. THE FRONT YARD OF THIS PROPERTY HAS BEEN PAVED OVER.
4. A STORAGE SHED HAS BEEN INSTALLED AT THE REAR OF THE PROPERTY.

FBC(2014) 105.3.1.4.15

1. WINDOW INSTALLED IN THE ENCLOSING WALL.

FBC(2014) 105.3.1.4.18

1. ALUMINUM FENCE INSTALLED AROUND THE FRONT OF THE PROPERTY WITH DRIVE GATES.

FBC(2014) 105.3.1.4.5

1. ELECTRICAL CIRCUITS HAVE BEEN ADDED TO THE ENCLOSURE.

FBC(2014) 110.2

ACCESS TO PROPERTY BOTH INSIDE AND OUT REQUIRED TO DETERMINE IF ADDITIONAL VIOLATIONS EXIST.

FBC(2014) 110.6

REQUIRED INSPECTIONS FOR THE WORK COVERED IN THIS CASE MUST BE COMPLETED.

Inspector Carrasquel presented photos of the property and the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Yaqueline Marquez, owner, said she had hired and paid a licensed contractor to pull permits and do the work but he had only pulled one permit. She had hired an architect to get the plans to apply for the permits. Ms. Marquez requested 180 days.

John Winningham, architect, agreed to confirm that the electrical work was safe before proceeding. He felt 35 days was adequate to do that.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 35 days, by 2/28/17, or a fine of \$10 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

**Case: CE15102509**

2500 E COMMERCIAL BLVD  
ALTO PROPERTY MANAGEMENT LLC

This case was first heard on 1/26/16 to comply by 2/23/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the owner's representative had visited with the electrical chief and a mechanical reviewer and the plans were being reviewed again.

**Motion** made by Mr. Booth, seconded by Ms. Hinton, to grant a 35-day extension to 2/28/17, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE15120488**

5501 NE 25 AVE  
ATLANTIC LOFT LLC

This case was first heard on 7/26/16 to comply by 8/23/16. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$12,400 fine, which would continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, reported the master permit and sub-permits were active and recommended a 182-day extension.

Gregory Alan, attorney, said the work was complete and they just needed inspections.

**Motion** made by Mr. Nelson, seconded by Mr. Booth, to grant a 182-day extension to 7/25/17, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE16062148**

1431 SW 32 CT  
SPAAPEN, JULES

This case was first heard on 10/25/16 to comply by 1/24/17. Violations were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported there were no permits for the carport enclosure and the contractor had hired a new architect to create drawing for the permit application. He recommended a 63-day extension.

John Beach, representative, agreed.

**Motion** made by Mr. Nelson, seconded by Mr. Booth, to grant a 63-day extension to 3/28/17, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE15120410**

824 NE 20 AV

HG MIDDLE RIVER INVESTMENTS LLC

This case was first heard on 4/26/16 to comply by 5/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, said the paver permit was active and recommended a 119-day extension.

**Motion** made by Ms. Hinton, seconded by Mr. Booth, to grant a 119-day extension to 9/27/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE16061714**

1400 NE 56 ST # 209

DIXIE REALTY LLC

This case was first heard on 7/26/16 to comply by 9/27/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit and all sub-permits had been issued and recommended a 182-day extension.

Kenneth Minerley, attorney, was present.

**Motion** made by Ms. Hinton, seconded by Mr. Booth, to grant a 182-day extension to 7/25/17, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE16040945**

738 NW 15 WY

SIP REALTY 1 LLC

This case was first heard on 7/26/16 to comply by 9/27/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the permits had been issued and recommended a 154-day extension.

**Motion** made by Ms. Hinton, seconded by Mr. Booth, to grant a 154-day extension to 6/27/17, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE16070941**

3648 SW 17 ST

CONTRERAS, DELIO D

This case was first heard on 10/25/16 to comply by 1/24/17. Violations were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported FBC(2014) 105.3.1.4.11 was in compliance. He needed to verify that some roofing components and the shed had been removed and that permits for capping the electrical and plumbing had been issued. He recommended a 35-day extension.

**Motion** made by Mr. Booth, seconded by Ms. Hinton, to grant a 35-day extension to 2/28/17, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Mr. Nelson left the dais temporarily.

**Case: CE16071518**

5405 NE 22 TER

KNEZEVIC, ANA

KNEZEVICH, DAVID

Certified mail addressed to the owner was accepted on 1/4/17.

Robert Masula, Building Inspector, testified to the following violations:  
FBC(2014) 105.1

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. ALTERATIONS AND REMODELING PERFORMED WITHOUT THE REQUIRED PERMITS AND OR INSPECTIONS.

FBC(2014) 110.6

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

Inspector Masula presented photos of the property and the case file into evidence and recommended ordering compliance within 35 days or a fine of \$100 per day, per violation.

David Knezevic, owner, said they had bought the property in foreclosure and afterwards only done work on the interior and exterior lights; they had not renovated the kitchen or bathroom. He said the cost to comply the violations was approximately \$50,000 and they could not afford it. Chair McGee said Mr. Knezevic was responsible to comply the violations.

Inspector Masula agreed to work with the owners regarding the permits.

**Motion** made by Mr. Booth, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 35 days, by 2/28/17, or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0 with Mr. Nelson absent from the dais.

**Case: CE16091949**

545 NE 13 AV  
KREMEN, RONEN

This case was first heard on 10/25/16 to comply by 1/24/17. Violations were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, recommended a 35-day extension.

**Motion** made by Mr. Nelson, seconded by Mr. Booth, to grant a 35-day extension to 2/28/17, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE16090447**

100 N FEDERAL HWY # CU-1  
WAVERLY 1 & 2 LLC

This case was first heard on 11/22/16 to comply by 1/24/17. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit had been issued and the plumbing and electrical permits were pending. He recommended a 182-day extension.

Mr. Nelson was concerned about granting a 182-day extension when not all permits had been picked up yet.



Jody Stewart, general contractor, said the electrical permit had been picked up; only one permit remained to be picked up.

**Motion** made by Mr. Nelson, seconded by Ms. Booth, to grant a 182-day extension to 7/25/17, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE15040555**

810 NE 4 AV  
R W L 4 INC.

This case was first heard on 7/28/15 to comply by 8/25/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Chief Building Inspector, reported the plans had been taken out for corrections on January 10, 2017. He recommended a 91-day extension.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 91-day extension to 4/25/17, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE15070786**

1437 NE 56 ST  
BRODETZKI, YUVAL

This case was first heard on 11/24/15 to comply by 1/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the permit applications had been submitted on 1/23/17 and recommended a 63-day extension.

Angela Lopez, property manager, agreed.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 3/28/17, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE16060517**

1042 NW 8 AV  
CM3 HOMES LLC

This case was first heard on 9/27/16 to comply by 11/22/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the permit applications had been submitted and recommended a 63-day extension.

**Motion** made by Mr. Nelson, seconded by Mr. Booth, to grant a 63-day extension to 3/28/17, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE16040790**

1891 SW 29 AVE

UNITED PROPERTIES OF S FL LLC

This case was first heard on 8/23/16 to comply by 10/25/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported he had inspected the kitchen in January and believed the work done there could pre-date the point the property was annexed into the City. He requested 35 days to perform additional research.

Nadine Matheys, property manager, said the work done exceeded 50% of the entire building area, thereby triggering the requirement that the entire house be brought up to current codes.

Inspector Abin said that ultimately, the owner only needed to remove the air conditioning unit to comply.

**Motion** made by Mr. Nelson, seconded by Mr. Booth, to grant a 63-day extension to 3/28/17, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE16031538**

1413 NW 1 AV

ALEXANDRE, TONY

This case was first heard on 10/25/16 to comply by 1/24/17. Violations were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported the permit application was in review and recommended a 63-day extension.

**Motion** made by Mr. Nelson, seconded by Mr. Booth, to grant a 63-day extension to 3/28/17, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE16070373**

2610 SW 5 ST  
SRZMIAI LLC

This case was first heard on 10/25/16 to comply by 1/24/17. Violations were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the master permit and sub-permit applications had been submitted and recommended a 91-day extension.

Andriana Contreras, general contractor, requested 120 days. She confirmed the property was not occupied.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 119-day extension to 5/23/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE15121310**

4100 N FEDERAL HWY  
4100 FEDERAL HWY LLC

This case was first heard on 11/22/16 to comply by 1/24/17. Violations were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the permit applications had been submitted the previous day and recommended a 91-day extension.

**Motion** made by Mr. Nelson, seconded by Mr. Booth, to grant a 91-day extension to 4/25/17, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE15041915**

1309 NW 15 CT  
DALL 2 LLC

This case was first heard on 8/25/15 to comply by 11/24/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the permits were active and recommended a 119-day extension.

Brooke Levine, owner, said they needed to change contractors.

**Motion** made by Mr. Nelson, seconded by Mr. Booth, to grant a 119-day extension to 5/23/17, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE07101439**

1518 DAVIE BLVD

FEDERAL HOME LOAN MORTGAGE CORP

This case was first heard on 8/26/08. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$59,400 and the City was requesting no fines be imposed.

George Oliva, Chief Building Inspector, reported the property was in compliance and recommended no fine be imposed.

**Motion** made by Mr. McGee, seconded by Ms. Hinton, to impose no fine. In a voice vote, motion passed 7-0.

**Case: CE16032002**

2349 SW 34 TER

UNITED PROPERTIES OF S FL LLC

This case was first heard on 7/26/16 to comply by 9/7/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Mario Carrasquel, Building Inspector, reported the owner had applied for permits and recommended a 63-day extension.

Nadine Matheys, property manager, said all permits had been approved and requested 180 days. Inspector Carrasquel said the computer indicated that none of the permits had been issued. He checked the computer and determined that the permits had not been paid for and picked up yet.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 3/28/17, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE08070448**

1431 NW 11 PL

DRAGOSLAVIC, GORAN

DRAGOSLAVIC, TERESA

This case was first heard on 6/24/14 to comply by 8/26/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Chief Building Inspector, reported the case had existed since 2008 and the permits had expired three times.

**Motion** made by Mr. Nelson to grant a 210-day extension. Motion died for lack of a second.

The Board took no action.

**Case: CE15041350**  
1162 NW 9 TER  
MERSAN HOLDINGS LLC

This case was first heard on 11/24/15 to comply by 2/23/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Chief Building Inspector, said the permits had expired.

The Board took no action.

**Case: CE15102378**  
680 TENNIS CLUB DR # 301  
LOPEZ, DENNIS R  
LOPEZ, DENNIS A

This case was first heard on 3/22/16 to comply by 5/24/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Chief Building Inspector, reported the window permit was ready to be issued but the owner had not picked it up; other permits had been issued in September and would expire in February without inspections. He did not recommend another extension.

The Board took no action.

**Case: CE15101733**  
1216 CHATEAU PARK DR  
S R SINGH ENTERPRISES LLC

This case was first heard on 3/22/16 to comply by 6/28/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported electrical permits had not been inspected and permit applications for the carport, doors and windows and plumbing had not been submitted. He did not recommend any extension.

The Board took no action.

**Case: CE13051997**

1515 NW 7 AVE

YUTHASUNTHORN, CHANCE

YUTHASUNTHORN, SIRILUK,

This case was first heard on 8/25/15 to comply by 9/22/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the window/door and electrical permits had been issued and the kitchen and bath remodel and mechanical permit applications were ready to be picked up. He recommended a 63-day extension.

**Motion** made by Mr. Nelson, seconded by Mr. Cooper, to grant a 63-day extension to 3/28/17, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE15010467**

1951 NE 51 ST

RODELU LLC

This case was first heard on 4/26/16 to comply by 5/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported permits were open and recommended a 91-day extension.

**Motion** made by Mr. Nelson, seconded by Mr. Booth, to grant a 91-day extension to 4/25/17, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE15051829**

1804 NW 16 CT

TUCHOW, TYLER

This case was first heard on 1/26/16 to comply by 3/22/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the building permit had been issued and the electrical, mechanical and plumbing permits were ready to be picked up. He recommended a 91-day extension.

**Motion** made by Mr. Nelson, seconded by Mr. Booth, to grant a 35-day extension to 2/28/17, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE15080382**

2151 NW 29 TER  
KINGS, TERRY JR EST

This case was first heard on 9/27/16 to comply by 11/22/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported there had been no progress and he did not recommend an extension.

**Motion** made by Mr. Nelson, seconded by Mr. Cooper, to grant a 35-day extension to 2/28/17, during which time no fines would accrue. In a voice vote, motion passed 6-1 with Mr. Booth opposed.

**Case: CE15091002**

1135 NW 7 AV  
TIITF/HRS-YOUTH SERV  
BROWARD CHILDRENS SHELTER

This case was first heard on 9/27/16 to comply by 1/24/17. Violations were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported there had been no progress and recommended scheduling this for a Massey hearing.

**Motion** made by Mr. Nelson, seconded by Ms. Evert, to grant a 35-day extension to 2/28/17, during which time no fines would accrue. In a voice vote, motion failed 1-6 with only Mr. Nelson voting in favor.

**Case: CE15101560**

3121 SW 20 CT  
BARNETTE, KYLE W

This case was first heard on 3/22/16 to comply by 6/28/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, said some permits had been issued and recommended a 91-day extension.

**Motion** made by Mr. Nelson, seconded by Mr. Booth, to grant a 91-day extension to 4/25/17, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE16011458**  
2307 N OCEAN BLVD  
KERR-ROLLE, SWABY

This case was first heard on 9/27/16 to comply by 11/22/16. Violations and extensions were as noted in the agenda. The property was not in compliance

Jose Abin, Building Inspector, reported permit applications were out for corrections and recommended a 63-day extension.

**Motion** made by Mr. Nelson, seconded by Mr. Booth, to grant a 63-day extension to 3/28/17, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE16030350**  
1535 NW 10 AV  
WASHINGTON, JEANETTE

This case was first heard on 7/26/16 to comply by 9/27/16. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$5,400.

Jose Abin, Building Inspector, reported there had been no progress.

The Board took no action.

**Case: CE16032109**  
601 SW 17 ST  
C4NAVIGATOR LLC

This case was first heard on 9/27/16 to comply by 11/22/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the window permit application had been submitted and the contractor had indicated the building would be converted back to a duplex. He recommended a 63-day extension.

**Motion** made by Mr. Nelson, seconded by Mr. Booth, to grant a 63-day extension to 3/28/17, during which time no fines would accrue. In a voice vote, motion passed 7-0.



**Case: CE16032371**

2327 SW 17 AVE  
JANDEBEUR, PATRICK

This case was first heard on 7/26/16 to comply by 9/27/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the permit application had failed review and the owner notified the file needed revisions in December but it had not been picked up yet. He recommended a 35-day extension.

**Motion** made by Mr. Nelson, seconded by Mr. Booth, to grant a 35-day extension to 2/28/17, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE16040470**

605 SW 17 ST  
C4NAVIGATOR LLC

This case was first heard on 7/26/16 to comply by 9/27/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, recommended a 63-day extension.

**Motion** made by Mr. Nelson, seconded by Mr. Booth, to grant a 63-day extension to 3/28/17, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE16050163**

1533 NW 19 AVE  
DRAGOSLAVIC, SLAVOLJUB & MARA

This case was first heard on 8/23/16 to comply by 10/25/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the mechanical permit had been issued in October; the roof permit had been closed but building, plumbing and electrical permits were still needed. He recommended a 35-day extension.

**Motion** made by Mr. Nelson, seconded by Mr. Booth, to grant a 35-day extension to 2/28/17, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE16050226**

728 NW 6 AVE # A  
CASALE, ROSANNE D

This case was first heard on 9/27/16 to comply by 11/22/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported there had been no progress and he did not recommend an extension.

**Motion** made by Mr. Nelson, seconded by Mr. Cooper, to grant a 35-day extension to 2/28/17, during which time no fines would accrue. In a voice vote, motion passed 6-1 with Mr. Booth opposed.

**Case: CE16050288**

304 SW 22 ST  
CONCESSION MANAGEMENT LLC

This case was first heard on 9/27/16 to comply by 11/22/16. Violations were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the permits had been issued in November and recommended a 154-day extension.

**Motion** made by Mr. Nelson, seconded by Mr. Booth, to grant a 154-day extension to 6/27/17, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Motion** made by Mr. Nelson, seconded by Ms. Booth, to amend the 9/27/16 order comply-by date from 11/22/16 to 1/24/17, removing the accrued fines. In a voice vote, motion passed 7-0.

**Case: CE16050504**

1537 NW 19 AV  
LUMAX USA LLC

This case was first heard on 8/23/16 to comply by 10/25/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the air conditioning permit balance had been paid in October 2016 and recommended a 35-day extension.

**Motion** made by Mr. Nelson, seconded by Ms. Booth, to grant a 35-day extension to 2/28/17, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE16050712**

2308 NW 6 CT

SANTORSOLVA, VITO MICHELE

This case was first heard on 9/27/16 to comply by 11/22/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported there had been no progress and did not recommend any extension.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 35-day extension to 2/28/17, during which time no fines would accrue. In a voice vote, motion passed 6-1 with Mr. Booth opposed.

**Case: CE16050861**

2780 NW 24 CT

2771 LLC

This case was first heard on 8/23/16 to comply by 10/25/16. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$4,050.

Jose Abin, Building Inspector, reported the door permit had been issued in December and the mechanical permit application had been submitted in January 2017. He recommended a 63-day extension.

**Motion** made by Mr. Nelson, seconded by Ms. Booth, to grant a 63-day extension to 3/28/17, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Motion** made by Mr. Nelson, seconded by Mr. Booth, to amend the 8/23/16 order comply-by date from 10/25/16 to 11/22/16, removing the accrued fines. In a voice vote, motion passed 7-0.

**Case: CE16051917**

1600 POINSETTIA DR

BFA FLORIDA LAND TR # 20

LBS2016 FAM HOMES LLC TRSTEE

This case was first heard on 9/27/16 to comply by 11/22/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the permits had been issued and recommended a 154-day extension.

**Motion** made by Mr. Nelson, seconded by Mr. Booth, to grant a 154-day extension to 6/27/17, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE16062293**

1716 SW 11 ST

CONCESSION MANAGEMENT LLC

This case was first heard on 10/25/16 to comply by 1/24/17. Violations were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the master permit application had been submitted but the permits for the rear shed, the central air conditioning system, the fence replacement and the canopy were still needed. He recommended a 63-day extension.

**Motion** made by Mr. Nelson, seconded by Mr. Booth, to grant a 63-day extension to 3/28/17, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Mr. Nelson and Mr. Keith left the meeting at 1:44.

The Board took a brief break.

**Case: CE16062301**

745 W EVANSTON CIR

MENDOZA, MARIA TERESA H/E

GARCIA, CARLOS ALBERTO

This case was first heard on 10/25/16 to comply by 1/24/17. Violations were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the roof permit had been issued and the fence permit application required revisions. He recommended a 35-day extension.

**Motion** made by Ms. Hinton, seconded by Mr. Cooper, to grant a 35-day extension to 2/28/17, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE16020557**

812 SW 15 AV

SCHUMANN, MICHAEL

This case was first heard on 6/28/16 to comply by 9/27/16. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$6,200 fine, which would continue to accrue until the property was in compliance.

Jose Abin, Building Inspector, reported there had been no progress and recommended imposition of the fines.

**Motion** made by Mr. Booth, seconded by Ms. Hinton, to find that the violations were not complied by the ordered date, and to impose the \$6,200 fine, which would continue to accrue until the violations were corrected. In a voice vote, motion passed 5-0.

**Case: CE16071180**

512 NW 15 TER

PASCAL 2014 LLC

This case was first heard on 10/25/16 to comply by 1/24/17. Violations were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported there had been no progress and he did not recommend an extension.

The Board took no action.

**Case: CE16080765**

1641 RIVERLAND RD

TROPICAL DEVELOPERS LLC

This case was first heard on 11/22/16 to comply by 1/24/17. Violations were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the master permit and all sub-permits had been issued and recommended a 182-day extension.

**Motion** made by Mr. Booth, seconded by Ms. Hinton, to grant a 182-day extension to 7/25/17, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE16070025**

401 RIVIERA ISLE 503  
BROOKS, CHRISTOPHER

This case was first heard on 8/23/16 to comply by 9/27/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the permit application had been resubmitted in January for the second time and failed plan review.

**Motion** made by Mr. Booth, seconded by Mr. Cooper, to grant a 35-day extension to 2/28/17, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE14110327**

433 NE 14 AVE  
OWNER: BROOKS, SCOTT  
NEW OWNER: ALEXANDRA SANTIBANEZ IRREV TR  
SANTIBANEZ, ONEY TRSTEE

This case was first heard on 7/28/15 to comply by 10/27/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit application was in plan review and recommended a 91-day extension.

**Motion** made by Mr. Booth, seconded by Mr. Cooper, to grant a 91-day extension to 4/25/17, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE15030470**

201 NE 16 AV  
HINDS, KEVIN &  
LAYNE, PAUL J

This case was first heard on 10/27/15 to comply by 11/24/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the application had been resubmitted with corrections and recommended a 63-day extension.

**Motion** made by Mr. Booth, seconded by Mr. Cooper, to grant a 63-day extension to 3/28/17, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE15091319**

307 NE 23 AV  
WALTER A CROWELL TR  
CROWELL, WALTER A TRSTEE

This case was first heard on 11/24/15 to comply by 1/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported permits had been issued and recommended a 180-day extension.

**Motion** made by Mr. Booth, seconded by Mr. Cooper, to grant a 182-day extension to 7/25/17, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE15092005**

1800 N ANDREWS AVE # 05K  
A & H LUTHY REV LIV TR  
LUTHY, PETER TRSTEE

This case was first heard on 10/27/15 to comply by 11/24/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master and all sub-permits had been placed on hold because there had been a death in the owner's family. The condo had been made safe with an electrical demolition/repair permit. He recommended a 182-day extension.

**Motion** made by Mr. Booth, seconded by Mr. Cooper, to grant a 182-day extension to 7/25/17, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE15100439**

2000 NE 17 WY  
SCHRONEN, GARY & PEGGY H/E  
HOWELL, J & C

This case was first heard on 1/26/16 to comply by 5/24/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the owner now intended to remove the Tiki hut.

**Motion** made by Mr. Booth, seconded by Ms. Hinton, to grant a 35-day extension to 2/28/17, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE15101220**

1230 NW 7 AV

GALA INVESTMENTS GROUP LLC

This case was first heard on 1/26/16 to comply by 4/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit was open and active and recommended a 91-day extension.

**Motion** made by Mr. Booth, seconded by Mr. Cooper, to grant a 91-day extension to 4/25/17, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE15101589**

3200 NE 36 ST # 411

BAUCO, DOMENICO

BAUCO, MARISA

This case was first heard on 2/23/16 to comply by 3/22/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master and electrical permits had been issued and recommended a 182-day extension.

**Motion** made by Mr. Booth, seconded by Mr. Cooper, to grant a 182-day extension to 7/25/17, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE15101770**

3001 N OCEAN BLVD

GUMMAKONDA PROPERTIES INC.

This case was first heard on 7/26/16 to comply by 11/22/16. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$2,900 and the City was requesting the Board amend the 7/26/16 order comply-by date from 11/22/16 to 1/24/17.

Robert Masula, Building Inspector, reported the property was no longer being used as a pay-and-park business.

**Motion** made by Mr. Booth, seconded by Ms. Hinton, to amend the 7/26/16 order comply-by date from 11/22/16 to 1/24/17, removing the accrued fines. In a voice vote, motion passed 5-0.



**Case: CE15110968**  
3821 N OCEAN BLVD  
MY FL 3821 LLC

This case was first heard on 1/26/16 to comply by 4/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit and plumbing sub-permit were still active and recommended a 91-day extension.

**Motion** made by Mr. Booth, seconded by Mr. Cooper, to grant a 91-day extension to 4/25/17, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE15120949**  
1122 NE 1 AV  
H.O.M.E.S INC.

This case was first heard on 3/22/16 to comply by 5/24/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit and plumbing permits were still active and recommended a 119-day extension.

**Motion** made by Mr. Booth, seconded by Mr. Cooper, to grant a 119-day extension to 5/23/17, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE16010199**  
2811 NE 56 CT  
LACHO & FRANZ LLC

This case was first heard on 2/23/16 to comply by 3/22/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit was active but the violation regarding the retaining wall on top of the seawall must be addressed. He recommended a 91-day extension.

**Motion** made by Mr. Booth, seconded by Mr. Cooper, to grant a 91-day extension to 4/25/17, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE16011103**

2624 NE 30 PL # 103B  
WILLIAMS, ASHLEY DAWN

This case was first heard on 3/22/16 to comply by 5/24/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master, electrical and mechanical permit applications had passed plan review and just needed to be picked up. He recommended a 35-day extension.

**Motion** made by Mr. Booth, seconded by Mr. Cooper, to grant a 35-day extension to 2/28/17, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE16050534**

2900 NE 30 ST  
LAUDERDALE TOWER CONDO ASSN INC.

This case was first heard on 6/28/16 to comply by 7/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$8,100.

Robert Masula, Building Inspector, reported there had been no progress toward compliance. The condo had invited Inspector Masula and a code enforcement officer to a meeting on February 6 to explore options.

**Motion** made by Mr. Booth, seconded by Ms. Hinton, to grant a 35-day extension to 2/28/17, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE16050574**

2500 NE 48 LA # 509  
KEBE, STANLEY W

This case was first heard on 6/28/16 to comply by 8/23/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported there had been no permit activity and did not recommend an extension.

The Board took no action.

**Case: CE16060234**

2715 N OCEAN BLVD # PHB  
BOYACIOGLU, GARABAT

This case was first heard on 8/23/16 to comply by 9/27/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported all permits were active and recommended a 182-day extension.

**Motion** made by Mr. Booth, seconded by Mr. Cooper, to grant a 182-day extension to 7/25/17, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE16080753**

14 ISLA BAHIA DR  
GROSVENOR, JUDSON  
J MARK GROSVENOR TR ET AL.

This case was first heard on 9/27/16 to comply by 11/22/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit and sub-permit applications had been submitted and recommended a 91-day extension.

**Motion** made by Mr. Booth, seconded by Mr. Cooper, to grant a 91-day extension to 4/25/17, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE14090494**

1205 NE 3 AV  
BLAKE, HEATHER

This case was first heard on 3/22/16 to comply by 6/28/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported there had been no progress.

The Board took no action.

**Case: CE15050755**

1200 NW 9 ST  
ASSIS HOMES LLC

This case was first heard on 4/26/16 to comply by 7/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported the master permit had been issued in November but a contractor still needed to be assigned for electrical and plumbing. He recommended a 119-day extension.

**Motion** made by Mr. Booth, seconded by Ms. Hinton, to grant a 119-day extension to 5/23/17, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE15080754**

1706 NW 14 CT  
TUCHOW, TYLER

This case was first heard on 1/26/16 to comply by 3/22/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported the plans were out for corrections and recommended a 35-day extension.

**Motion** made by Mr. Booth, seconded by Mr. Cooper, to grant a 35-day extension to 2/28/17, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE15111675**

39 CASTLE HARBOR ISLE  
LECLAIR, DANIEL

This case was first heard on 9/27/16 to comply by 11/22/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported the master permit had been issued but the electrical application was still being reviewed. He recommended a 63-day extension.

**Motion** made by Mr. Booth, seconded by Mr. Cooper, to grant a 63-day extension to 3/28/17, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE16051188**

1201 NW 16 CT  
CHEVEULON, NERUBIN H/E  
CHEVEULON, LEDILE

This case was first heard on 10/25/16 to comply by 1/24/17. Violations were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported no permit applications had been submitted and he had not been contacted by the owner. He recommended a 35-day extension.

**Motion** made by Mr. Booth, seconded by Mr. Cooper, to grant a 35-day extension to 2/28/17, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE16062033**

3130 NW 69 CT  
REYNA, KATHERINE M

This case was first heard on 10/25/16 to comply by 1/24/17. Violations were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported no permit applications had been submitted and he had not been contacted by the owner. He recommended a 35-day extension.

**Motion** made by Mr. Booth, seconded by Mr. Cooper, to grant a 35-day extension to 2/28/17, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE16070893**

2139 SW 1 CT  
UNITED LEGAL SERVICES LLC TRSTEE

This case was first heard on 10/25/16 to comply by 1/24/17. Violations were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported the property had been sold and the new owner was in the process of obtaining permits. He recommended a 63-day extension.

**Motion** made by Mr. Booth, seconded by Ms. Evert, to grant a 63-day extension to 3/28/17, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE15121013**

1633 SW 9 AV  
BERRY, TIMOTHY &  
FOSTER, ANDREW L

This case was first heard on 5/26/16 to comply by 7/26/16. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$6,200 fine, which would continue to accrue until the property was in compliance.

Alejandro DelRio, Building Inspector, reported one permit was ready for pickup and one needed corrections. He recommended a 91-day extension.

**Motion** made by Mr. Booth, seconded by Mr. Cooper, to grant a 91-day extension to 4/25/17, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE15071410**

2427 NE 8 ST

JAMES, GORDON D & JUSTINE

This case was first heard on 3/22/16 to comply by 5/24/16. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$6,200 fine, which would continue to accrue until the property was in compliance.

Alejandro DelRio, Building Inspector, reported the permit application had been submitted in January and recommended a 91-day extension.

**Motion** made by Mr. Booth, seconded by Mr. Cooper, to grant a 91-day extension to 4/25/17, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE16040644**

325 ISLE OF CAPRI

GALLUZZO, GEORGE R JR & MELISSA

This case was first heard on 9/27/16 to comply by 10/25/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Mario Carrasquel, Building Inspector, reported there had been no progress and he did not recommend any extension.

The Board took no action.

**Case: CE16072241**

3110 SW 21 ST

MAHMOOD, UNEEZA

RASHID, MAHOOD

This case was first heard on 11/22/16 to comply by 1/24/17. Violations were as noted in the agenda. The property was not in compliance.

Mario Carrasquel, Building Inspector, reported permits had been issued and were awaiting inspections. He recommended a 182-day extension.

**Motion** made by Mr. Booth, seconded by Mr. Cooper, to grant a 182-day extension to 7/25/17, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE15101042**

1815 SW 4 ST

TRUESDALE, ANDREW

This case was first heard on 3/22/16 to comply by 6/28/16. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$3,100 fine, which would continue to accrue until the property was in compliance.

Mario Carrasquel, Building Inspector, reported there had been no progress and he recommended imposition of the fines.

**Motion** made by Mr. Booth, seconded by Ms. Hinton, to find that the violations were not complied by the ordered date, and to impose the \$3,100 fine, which would continue to accrue until the violations were corrected. In a voice vote, motion passed 5-0.

**Case: CE16020033**

315 SE 11 AV

ATLANTIC LOFT LLC

Service was via posting at the property on 12/1/16 and at City Hall on 1/12/17.

Jose Abin, Building Inspector, testified to the following violations:

FBC(2014) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. COMMENCED THE ILLEGAL CONSTRUCTION OF AN ATTACHED EXTERIOR LAUNDRY CLOSET ON LEFT ELEVATION OF STRUCTURE.

FBC(2014) 105.3.1.4.4

ALTERING, REPAIRING, REMOVAL AND INSTALLATION OF PLUMBING COMPONENTS AND/OR MODIFYING THE PLUMBING SYSTEM AND ITS COMPONENTS WITHOUT OBTAINING THE REQUIRED PERMITS INCLUDING BUT NOT LIMITED TO INSTALLING, REMOVING AND REPLACING PLUMBING COMPONENTS THAT MAY INCLUDE PLUMBING FIXTURES SUCH

AS VALVES, TOILETS, SINKS, DIVERTERS, SHOWER HEADS, WATER SPIGOTS, WATER LINES, WASTE DISPOSAL PIPES, WATER HEATERS, SOLAR PANELS, IRRIGATION SYSTEM, PUMPS AND OTHER PLUMBING COMPONENTS CONNECTED THE PLUMBING SYSTEM.

THE PLUMBING SYSTEM OF THE FACILITY HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. INSTALLED PLUMBING SUPPLY AND WASTE LINES TO SERVICE ILLEGALLY CONSTRUCTED LAUNDRY CLOSET.

FBC(2014) 105.3.1.4.5

ALTERING, REPAIRING, REMOVAL AND INSTALLATION OF ELECTRICAL COMPONENTS AND/OR MODIFYING THE ELECTRICAL SYSTEM AND ITS COMPONENTS WITHOUT OBTAINING THE REQUIRED PERMITS INCLUDING BUT NOT LIMITED TO INSTALLING, REMOVING AND REPLACING ELECTRICAL COMPONENTS THAT MAY INCLUDE SWITCHES, OUTLETS, ELECTRICAL FIXTURES, BREAKER/PANEL BOXES, METER BASES, WIRES, REWIRING AND OTHER ELECTRICAL COMPONENTS CONNECTED TO THE ELECTRICAL SYSTEM.

THE ELECTRICAL SYSTEM OF THE FACILITY HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. INSTALLED ELECTRICAL CIRCUITS TO SERVICE ILLEGALLY CONSTRUCTED LAUNDRY CLOSET. INCLUDES 220V CIRCUIT.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING PROCESS.

Inspector Abin presented photos of the property and the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

**Motion** made by Mr. Booth, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 3/28/17, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-0.



**Case: CE16032362**

1851 NW 28 AV

HANSBERRY, ANTOINETTE WALKER

Service was via posting at the property on 12/1/16 and at City Hall on 1/12/17.

Jose Abin, Building Inspector, testified to the following violations:

FBC(2014) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. INTERIOR REMODELING. RECONFIGURING WALLS.
2. KITCHEN AND BATHROOM REMODELING AND ALTERATIONS.

FBC(2014) 105.3.1.4.4

THE FOLLOWING DESCRIBED WORK REQUIRES A PLUMBING PERMIT AND INSPECTIONS:

1. ALTERING PLUMBING SYSTEMS.
2. INSTALLING SINKS AND FIXTURES.

FBC(2014) 105.3.1.4.5

THE FOLLOWING DESCRIBED WORK REQUIRES AN ELECTRICAL PERMIT AND INSPECTIONS:

1. ALTERING ELECTRICAL SYSTEM.
2. INSTALLING ELECTRICAL FIXTURES, SWITCHES AND OUTLETS.

FBC(2014) 110.2

BUILDING OFFICIAL AND/OR REPRESENTATIVE HEREBY THE RESERVE THE AUTHORITY TO SITE INSPECTIONS PRIOR TO THE APPROVAL AND ISSUANCE OF ALL AND ANY PERMITS AND/OR DETERMINATION OF COMPLIANCE WITH THE FLORIDA BUILDING CODE.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING PROCESS.

Inspector Abin presented photos of the property and the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

**Motion** made by Mr. Booth, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 3/28/17, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

**Case: CE16040814**  
2660 NW 21 ST  
SIP REALTY 1B LLC

Certified mail addressed to the owner was accepted on 12/15/16.

Jose Abin, Building Inspector, testified to the following violations:  
FBC(2014) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. INTERIOR FIRE RESTORATION WORK WITHOUT A PERMIT.
2. COMPLETE INTERIOR REMODEL.
3. RESTORED WALL FRAME AND INSTALLED DRYWALL.
4. CLOSED WINDOWS OPENINGS WITH WOOD FRAMING AND CMU UNITS.
5. REMODELED KITCHEN AND BATHS.

FBC(2014) 105.3.1.4.11

THE FOLLOWING DESCRIBED WORK REQUIRES A MECHANICAL PERMIT AND INSPECTIONS:

1. ILLEGALLY INSTALLED NEW MECHANICAL CONDENSER UNIT.
2. ILLEGALLY INSTALLED NEW MECHANICAL EVAPORATOR UNIT.
3. ILLEGALLY RESTORED AIR CONDITIONING DUCTWORK.
4. WILL REQUIRE ALL BATHROOMS TO BE MECHANICALLY VENTED.

FBC(2014) 105.3.1.4.15

THE FOLLOWING DESCRIBED WORK REQUIRES A DOOR AND WINDOW PERMIT AND INSPECTIONS:

1. ILLEGALLY INSTALLED NEW DOORS EXTERIOR AND INTERIOR.
2. ILLEGALLY INSTALLED NEW WINDOWS.

FBC(2014) 105.3.1.4.18

THE FOLLOWING DESCRIBED WORK REQUIRES A FENCE PERMIT AND INSPECTIONS:

1. PREEXISTING FENCE WAS NOT PERMITTED AND ILLEGAL.
2. NEW SECTION OF FENCE WITH GATE AT REAR OF PROPERTY ILLEGALLY REPLACED.

FBC(2014) 105.3.1.4.4

THE FOLLOWING DESCRIBED WORK REQUIRES A PLUMBING PERMIT AND INSPECTIONS:

1. ILLEGALLY INSTALLED NEW SINKS IN KITCHEN AND BATH.
2. ILLEGALLY INSTALLED NEW FAUCETS IN KITCHEN AND BATHS.
3. ILLEGALLY INSTALLED NEW WATER SPIGOTS.
4. ILLEGALLY INSTALLED NEW WATER LINES.
5. ILLEGALLY INSTALLED NEW WASTE LINES.

FBC(2014) 105.3.1.4.5

THE FOLLOWING DESCRIBED WORK REQUIRES AN ELECTRICAL PERMIT AND INSPECTIONS:

1. ILLEGALLY INSTALLED NEW LIGHTING FIXTURES.
2. ILLEGALLY INSTALLED NEW SWITCHES AND OUTLETS.
3. ILLEGALLY INSTALLED NEW 220 OUTLETS FOR DRYER AND STOVE.
4. ILLEGALLY INSTALLED NEW ELECTRICAL WIRING FOR MECHANICAL SYSTEM.
5. ILLEGALLY RESTORED WIRING AFTER FIRE DAMAGE.
6. ILLEGALLY LOW VOLTAGE WIRING FOR MECHANICAL THERMOSTAT.

FBC(2014) 105.3.1.5

SUBMIT 2 SETS OF "AS BUILT" ARCHITECTURAL DRAWINGS/PLANS FROM A QUALIFIED LICENSED DESIGN PROFESSIONAL ADDRESSING ALL THE SCOPES OF WORK FOR ALL STRUCTURAL MODIFICATIONS AND ALTERATIONS TO THE BUILDING STRUCTURE AND BUILDING SYSTEMS, EXTERIOR AND INTERIOR.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING PROCESS.

FBC(2014) 111.1.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:  
THIS DWELLING WAS DEEMED UNSAFE FOR HUMAN OCCUPANCY BY THE FIRE DEPARTMENT AND BUILDING DEPARTMENT AFTER IT WAS DESTROYED BY FIRE. IT HAS BEEN ILLEGALLY RESTORED WITH THE INTENT OF HAVING IT RE-OCCUPIED WITHOUT OBTAINING THE REQUIRED

**RE-ISSUANCE OF A CERTIFICATE OF OCCUPANCY DEEMING  
THE DWELLING SAFE AND HABITABLE FOR HUMAN  
OCCUPANCY.**

Inspector Abin presented photos of the property and the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

**Motion** made by Mr. Booth, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 3/28/17, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

**Case: CE16062316**  
772 W EVANSTON CIR  
BLUE SKY DESIGN CORP

Service was via posting at the property on 12/1/16 and at City Hall on 1/12/17.

Jose Abin, Building Inspector, testified to the following violations:  
FBC(2014) 105.3.1.4.10

THE FOLLOWING DESCRIBED WORK REQUIRES A ROOF  
PERMIT AND INSPECTIONS:

1. REMOVED TILE ROOF AND RE-ROOFED WITH ARCHITECTURAL SHINGLES. SIGNIFICANT PORTIONS OF THE ROOF STRUCTURE HAS BEEN REPLACED.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING PROCESS.

FBC(2014) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND  
CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT  
OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN  
THE FOLLOWING MANNER, BUT NOT LIMITED TO:  
1. REPAVED DRIVEWAY.

Inspector Abin presented photos of the property and the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

**Motion** made by Mr. Booth, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 3/28/17, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

**Case: CE16081196**  
2642 BARBARA DR  
M100 HOLDINGS LLC

Service was via posting at the property on 12/1/16 and at City Hall on 1/12/17.

Jose Abin, Building Inspector, testified to the following violations:

FBC(2014) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. CONSTRUCTING FACADE OF 26 GAUGE STEEL AT FRONT ELEVATION.
  2. KITCHEN AND BATH REMODEL WITH AN APPLIED FOR PERMIT. PERMIT WAS NOT ISSUED.
- STOP WORK ORDER POSTED.

FBC(2014) 105.3.1.4.4

THE FOLLOWING DESCRIBED WORK REQUIRES A PLUMBING PERMIT AND INSPECTIONS:

1. INSTALLATION OF PLUMBING FIXTURES FOR KITCHEN AND BATH REMODEL.

FBC(2014) 105.3.1.4.5

THE FOLLOWING DESCRIBED WORK REQUIRES AN ELECTRICAL PERMIT AND INSPECTIONS:

1. INSTALLATION OF ELECTRICAL FIXTURES AND OUTLETS FOR KITCHEN AND BATH REMODEL.

OUTLETS: REPLACEMENT OF RECEPTACLES SHALL COMPLY WITH 406.4 (D)(1) THRU (D)(6).

GFIS REQUIRED AS PER NEC 108.8.

OUTLET SPACING AS REQUIRED UNDER NEC 210.52.

R314.3.1 ALTERATIONS, REPAIRS AND ADDITIONS:

WHEN ALTERATIONS, REPAIRS OR ADDITIONS REQUIRING A PERMIT OCCUR, THE INDIVIDUAL DWELLING UNIT SHALL BE EQUIPPED WITH SMOKE ALARMS LOCATED AS REQUIRED FOR NEW DWELLINGS.

FBC(2014) 105.3.1.4.10

THE FOLLOWING DESCRIBED WORK REQUIRES A ROOF PERMIT AND INSPECTIONS:

1. RE-ROOFING OF THE STRUCTURE.

FBC(2014) 105.3.1.4.15

THE FOLLOWING DESCRIBED WORK REQUIRES A DOOR AND WINDOW PERMIT AND INSPECTIONS:

1. INSTALLATION OF DOORS WITH AN APPLIED FOR PERMIT.
2. REMOVAL OF ACCORDION SHUTTERS AND INSTALLATION OF WINDOWS.

FBC(2014) 110.2

BUILDING OFFICIAL AND/OR REPRESENTATIVE MAY REQUIRE SITE INSPECTIONS PRIOR TO THE APPROVAL AND ISSUANCE OF ALL AND ANY PERMITS AND/OR DETERMINATION OF COMPLIANCE WITH THE FLORIDA BUILDING CODE.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING PROCESS.

Inspector Abin presented photos of the property and the case file into evidence and recommended ordering compliance within 91 days or a fine of \$50 per day, per violation.

**Motion** made by Mr. Booth, seconded by Mr. Cooper, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 4/25/17, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

**Case: CE16091372**

520 NW 23 AVE  
YAFLAG LLC

Certified mail addressed to the owner was accepted on 12/15/16.

Jose Abin, Building Inspector, testified to the following violations:

FBC(2014) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. CLOSED EXTERIOR DOOR OPENING AT KITCHEN.

FBC(2014) 105.3.1.4.15

THE FOLLOWING DESCRIBED WORK REQUIRES A DOOR AND WINDOW PERMIT AND INSPECTIONS:

1. REPLACE WINDOWS.

FBC(2014) 105.3.1.4.5

THE FOLLOWING DESCRIBED WORK REQUIRES AN ELECTRICAL PERMIT AND INSPECTIONS:

1. REPLACEMENT OF ELECTRICAL PANEL AND OUTLETS.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING PROCESS.

Inspector Abin presented photos of the property and the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

**Motion** made by Mr. Booth, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 3/28/17, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

**Case: CE16090438**

633 SW 6 AV

LG ASSETS LLC

Certified mail addressed to the owner was accepted on 12/15/16.

Jose Abin, Building Inspector, testified to the following violations:

FBC(2014) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. NEW PORCH WITH STAIRS.
2. NEW DECK.
3. NEW PAVERS.

FBC(2014) 105.3.1.4.18

THE FOLLOWING DESCRIBED WORK REQUIRES A FENCE PERMIT AND INSPECTIONS:

1. REPLACE FENCING AND INSTALLED GATES.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING PROCESS.

Inspector Abin presented photos of the property and the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

**Motion** made by Mr. Booth, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 3/28/17, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

**Case: CE16110799**

630 NW 14 AV  
WHEELER, ALMA T

Certified mail addressed to the owner was accepted on 12/5/16.

Jose Abin, Building Inspector, testified to the following violations:

FBC(2014) 1029.4

1. INSTALLED PERMANENT GRILL OVER WINDOWS BLOCKING  
THE EMERGENCY ESCAPE AND RESCUE OPENINGS.

FBC(2014) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND  
CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT  
OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN  
THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. PERMANENTLY PLACED GRILLS OVER WINDOWS.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING PROCESS.

Inspector Abin presented photos of the property and the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.



**Motion** made by Mr. Booth, seconded by Mr. Cooper, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 3/28/17, or a fine of \$50 per day, per violation would begin to accrue and to record the order.

Ms. Hasan pointed out that there were permanent grates over the windows and the property was occupied. She asked the Board to reconsider allowing 63 days. Inspector Abin agreed the order should be for 35 days.

Mr. Booth amended his motion:

**Motion** made by Mr. Booth, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 35 days, by 2/28/17, or a fine of \$100 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

**Case: CE16120747**

800 NW 11 AVE  
800 NW 11 AVE LLC

Certified mail addressed to the owner was accepted on 12/19/16.

Jose Abin, Building Inspector, testified to the following violations:

FBC(2014) 1013.4

1. OPENING ON GUARDRAILS EXCEED THE MAXIMUM ALLOWABLE UNDER THE SECTIONS OF THIS CODE OF 4 INCHES.
2. STAIR RAILING ON WEST SIDE OF BUILDING HAS FAILED.
3. THIS IS AN EXIGENT LIFE AND SAFETY HAZARD THAT IMMEDIATE ATTENTION IS REQUIRED TO MAKE SAFE.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING PROCESS.

Inspector Abin presented photos of the property and the case file into evidence and recommended ordering compliance within 35 days or a fine of \$100 per day, per violation.

**Motion** made by Mr. Booth, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 35 days, by 2/28/17, or a fine of \$100 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

**Case: CE16051262**

1103 NW 7 TER

BOWDEN RESIDENCES CENTRAL LLC

Service was via posting at the property on 12/1/16 and at City Hall on 1/12/17.

Mario Carrasquel, Building Inspector, testified to the following violations:  
FBC(2010) 105.1

NO PERMITS IN PERMIT HISTORY TO ADDRESS WORK IN  
PROGRESS OR WORK COMPLETED.

1. SHED INSTALLED.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING PROCESS.

Inspector Carrasquel presented photos of the property and the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

**Motion** made by Mr. Cooper, seconded by Mr. Booth, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 3/28/17, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

**Case: CE16080727**

5631 NE 16 AV

GERBRACHT, CHRISTINE M

Service was via posting at the property on 12/1/16 and at City Hall on 1/12/17.

Mario Carrasquel, Building Inspector, testified to the following violations:  
FBC(2014) 105.1

NO PERMITS IN PERMIT HISTORY TO ADDRESS WORK IN  
PROGRESS OR WORK COMPLETED.

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND  
CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT  
OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN  
THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. PARTIAL ROOF INSTALLED.

2. AWNING INSTALLED.

FBC(2014) 105.3.1.4.10

THE FOLLOWING DESCRIBED WORK REQUIRES A ROOF PERMIT AND INSPECTIONS:

1. PARTIAL ROOF INSTALLED ON THE NORTH ELEVATION OF THE PROPERTY.

FBC(2014) 105.3.1.4.8

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. AWNING INSTALLED ON DRIVEWAY ANCHORED TO A WOOD STRUCTURE AND FASCIA.

FBC(2014) 110.2

BUILDING OFFICIAL AND/OR REPRESENTATIVE MAY REQUIRE SITE INSPECTIONS PRIOR TO THE APPROVAL AND ISSUANCE OF ALL AND ANY PERMITS AND/OR DETERMINATION OF COMPLIANCE WITH THE FLORIDA BUILDING CODE.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING PROCESS.

Inspector Carrasquel presented photos of the property and the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

**Motion** made by Mr. Booth, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 3/28/17, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

**Case: CE16090624**

1421 NW 3 AV  
WSC TRUST I LLC

Certified mail addressed to the owner was accepted on 12/15/16.

Mario Carrasquel, Building Inspector, testified to the following violations:  
FBC(2014) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN

THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. ADDITIONAL ROOMS ADDED TO BACK OF HOME.

FBC(2014) 105.3.1.4.15

THE FOLLOWING DESCRIBED WORK REQUIRES A DOOR AND WINDOW PERMIT AND INSPECTIONS:

1. TWO NEW BACK DOORS INSTALLED.

FBC(2014) 105.3.1.4.5

ALTERING, REPAIRING, INSTALLATION OF ELECTRICAL COMPONENTS AND/OR MODIFYING THE ELECTRICAL SYSTEM AND ITS COMPONENTS WITHOUT OBTAINING THE REQUIRED PERMITS BUT NOT LIMITED TO:

COMMENCING ELECTRICAL ALTERATIONS AND MODIFICATIONS PRIOR TO OBTAINING THE REQUIRED PERMITS INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF NEW ELECTRICAL PANEL, LIGHT FIXTURES, WALL OUTLETS, SWITCHES, AC SUPPLY AND METER BASE.

ALL ELECTRICAL ALTERATIONS MODIFICATIONS AND REPAIRS UNDER THE SECTION OF THIS CODE.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING PROCESS.

Inspector Carrasquel presented photos of the property and the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

**Motion** made by Mr. Booth, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 3/28/17, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

**Case: CE16090813**

914 SE 2 CT

MOORMAN PROPERTIES III LLC

Certified mail addressed to the owner was accepted on 12/20/16.

Mario Carrasquel, Building Inspector, testified to the following violations:  
FBC(2014) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT

OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. NEW WOOD STRUCTURE WITH ROOF INSTALLED.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING PROCESS.

Inspector Carrasquel presented photos of the property and the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

**Motion** made by Mr. Booth, seconded by Mr. Cooper, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 3/28/17, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

**Case: CE16091127**

1531 SW 26 ST  
SKY MOTEL INC.

Certified mail addressed to the owner was accepted on 12/15/16.

Mario Carrasquel, Building Inspector, testified to the following violations:  
FBC(2014) 105.1

NO PERMITS IN PERMIT HISTORY TO ADDRESS WORK IN PROGRESS OR WORK COMPLETED:

1. BATHROOM REMODELED IN ROOM #37.
2. WINDOW OPENING CLOSED.

FBC(2014) 105.3.1.4.15

THE FOLLOWING DESCRIBED WORK REQUIRES A DOOR AND WINDOW PERMIT AND INSPECTIONS:

1. WINDOW OPENING CLOSED.

FBC(2014) 105.3.1.4.4

ALTERING, REPAIRING, REMOVAL AND INSTALLATION OF PLUMBING COMPONENTS AND/OR MODIFYING THE PLUMBING SYSTEM AND ITS COMPONENTS WITHOUT OBTAINING THE REQUIRED PERMITS INCLUDING BUT NOT LIMITED TO INSTALLING, REMOVING AND REPLACING PLUMBING COMPONENTS THAT MAY INCLUDE PLUMBING FIXTURES SUCH AS VALVES, TOILETS, SINKS, DIVERTERS, SHOWER HEADS, WATER SPIGOTS, WATER LINES, WASTE DISPOSAL PIPES, WATER HEATERS, SOLAR PANELS, IRRIGATION

SYSTEM, PUMPS AND OTHER PLUMBING COMPONENTS  
CONNECTED THE PLUMBING SYSTEM.

1. NEW VANITY AND FAUCETS INSTALLED

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING PROCESS.

Inspector Carrasquel presented photos of the property and the case file into evidence and recommended ordering compliance within 91 days or a fine of \$50 per day, per violation.

**Motion** made by Mr. Booth, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 4/25/17, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

**Case: CE16041977**

1511 NW 11 PL  
2771 LLC

Certified mail addressed to the owner was accepted on 12/15/16.

Mario Carrasquel, Building Inspector, testified to the following violations:  
FBC(2014) 105.1

THE STRUCTURES ON THIS PROPERTY HAVE BEEN ALTERED  
WITHOUT PERMIT IN THE FOLLOWING MANNER:

1. WINDOWS AND EXTERIOR DOORS HAVE BEEN REPLACED.
2. GLASS BLOCK HAS BEEN INSTALLED IN PLACE OF THE  
BATHROOM WINDOW.
3. NEW SINK AND TOILET INSTALLED IN THE BATHROOM.
4. THE KITCHEN HAS BEEN REMODELED WITH ELECTRICAL  
OUTLETS AND DISHWASHER ADDED. KITCHEN SINK  
REPLACED.
5. THE WATER HEATER HAS BEEN REPLACED.
6. PLUMBING AND ELECTRICAL HAS BEEN ADDED FOR A  
WASHER AND DRYER IN THE UTILITY ROOM.
7. A CENTRAL A/C SYSTEM HAS BEEN INSTALLED.
8. ELECTRICAL SERVICE HAS BEEN UPGRADED WITH AN  
OUTSIDE BREAKER PANEL.
9. THE SHED DOOR HAS BEEN REPLACED.
10. A WOOD FENCE IS INSTALLED ON THE WEST SIDE OF  
THE HOUSE.

Inspector Carrasquel presented photos of the property and the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

**Motion** made by Ms. Evert, seconded by Mr. Booth, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 4/25/17, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

#### **Approval of Minutes**

**Motion** made by Mr. Booth, seconded by Mr. Cooper, to approve the Minutes of the Board's November 2016 meeting. In a voice vote, motion passed unanimously.

#### **Cases Complied**

The below listed cases were complied. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

CE16081835	CE14121358	CE15010368	CE15082267
CE16012048	CE15100769	CE15101783	CE14070534
CE16021507	CE16070628	CE16021331	

#### **Cases Withdrawn**

The below listed cases were withdrawn. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

CE14060871	CE16041244	CE16051684	CE16111583
CE16111679	CE16111737	CE16120001	

#### **Board Discussion**

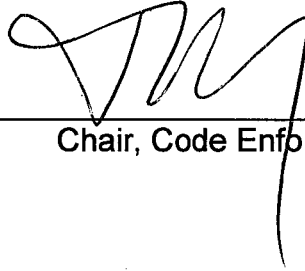
None.

#### **Communication to the City Commission**

**Motion** made by Mr. Cooper, seconded by Ms. Hinton, to recommend the City put a notice out to property managers reminding them that any condo work must be done per code and by a licensed contractor with proper permits. In a voice vote, motion passed 5-0.

**Motion** made by Ms. Evert, seconded by Mr. Cooper, to ask the City Commission to address the issue of individuals walking into City Hall off the street and to suggest that the metal detector is always utilized for members of the public attending meetings in Commission Chambers. In a voice vote, motion passed 5-0.

There being no further business to come before the Board, the meeting adjourned at 2:59 p.m.



Chair, Code Enforcement Board

ATTEST:



Clerk, Code Enforcement Board

NOTE: The agenda associated with this meeting is incorporated into this record by reference.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.

Minutes prepared by: Jamie Opperlee, ProtoType Inc.